

**Minutes Open Session  
Allamuchy Land Use Board – September 23, 2021**

The Allamuchy Township Land Use Board held a regular meeting on Thursday, September 23, 2021 at the Municipal Building. The meeting was called to order at 7:30 p.m. by Vice Chairman Richard Evans and he led the Board in the Pledge of Allegiance.

**STATEMENT:** Board Secretary Alfia Schemm announced that adequate notice for this meeting has been provided according to the “Open Public Meetings Act.”

**ROLL CALL:**

PRESENT: Clara Bajc and Chris Metternich (via telephone) Richard Evans, James Cote, Charles Zukoski, Scott Churchill, Rich Lomonaco and Jeff McDonnell

ABSENT: Adam Jones

ALSO PRESENT: Board Engineer/Planner Paul Sterbenz, Board Attorney Roger Thomas, and Board Secretary Alfia Schemm

**SWEARING IN:**

Mr. Thomas administered the oath of office to Chris Metternich.

**ANNOUNCEMENTS:**

None .

**MINUTES:**

The minutes of the August 26, 2021 meeting were distributed prior to the meeting. Mr. Churchill made the motion to adopt the minutes. Motion seconded by Mayor Lomonaco. In a voice vote, all were in favor, except for Mr. Evans and Mr. Metternich, who were not present at the August meeting and they abstained.

**OPEN TO THE PUBLIC:**

Mr. Evans opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

**NEW BUSINESS:**

**#21-001 Girolamo Arena, Block 901, Lot 30**

Mr. Thomas noted that the Applicant failed to provide appropriate notice and additional notice will be required for the next Board meeting. He announced to the public that the notice that was provided will be carried to the meeting of October 28th with additional notice being provided to correct the deficiencies. Chairwoman Bajc asked if the Board has received the updated outdoor advertising permit. Ms. Schemm stated that she has requested the updated permit and it has not received it yet.

**OTHER BUSINESS:**

**Homeland Towers, LLC/Allamuchy Township-Courtesy Presentation**

Mr. Sterbenz and Mr. Thomas gave a brief introduction of the proposal where the Township is a co-applicant on this application. Also present Attorney Richard Bellin representing the Township.

Richard Schkolnick, Esq. was present on behalf of Homeland Towers and he reviewed that they were present at the Township's August 25th meeting, where they made their presentation. Mr. Sterbenz stated that the project originates back to 2016. He stated that Homeland Tower was the successful bidder and he went on to briefly review the lease agreement. He stated that the last engineering review letter is dated August 23rd which the Applicant has agreed to address. Mr. Schkolnick stated that they have submitted their application package, which he feels details the project.

Vincent Xaivier of Homeland Towers went on to review the project, construction, co-locators, security lighting, interference, and generators/diesel fuel, which was discussed with the Board.

Jason Smoleski, Project Manager and Tim Murawski, P.E. reviewed the testing, fuel containment and monitoring of the proposed generator. It was noted that the generator would go on when the power went out and the possible noise level of all the generators, from all of the potential carriers, running at the same time, was discussed. It was also noted that PV may have their own rules/restrictions on the running of generators and it was agreed that the Applicants would review the matter with the PVPOA.

In a motion made and seconded the meeting was opened to the public. With there being no public comment, the meeting was closed to the public.

Emergency Services was discussed and Mr. Thomas reviewed the possible suggested conditions of a Board recommendation.

Mr. Churchill made the motion to recommend the project as discussed and reviewed this evening. Motion seconded by Mr. Zukowski. In a roll call vote, all were in favor, except for Mr. Cote and Mayor Lomonaco, who abstained, as the Township is a co-applicant.

**PVPOA/Allamuchy Township-Courtesy**

Mr. Cote and Mayor Lomonaco (Council Members) and Mr. Evans (PVPOA Board Member) recused themselves and sat in the audience. Township Attorney Bellin reviewed that the Township is also a co-applicant on this proposal. He stated that the PVPOA has an existing salt storage facility on township property and that the PVPOA also presented their proposal before the Township Council

Mr. Sterbenz went to review that the PVPOA presented a proposal, to the Land Use Board, back in 2002, where the Township approved a lease for a salt storage facility on Township property. He stated that there has been significant development within the Township since 2022 and there is a need to update the salt storage facility and increase the lease area. He reviewed his August 23rd email with the Board, which was discussed with Matt Begley.

Art Schmelter, President of the PVPOA, was present and he reviewed the increase in homes and roadways and the need for an updated salt storage facility, which was discussed with the Board.

Peter Chandler P.E, Suburban Engineering, was present on behalf of the PVPOA and he addressed the removal of the existing salt storage facility asphalt to be replaced with a concrete slab. He presented an Exhibit depicting the proposed facility. The Board questioned the storage facility materials, leakage and possible runoff, snow load, and a raised lip or inversion of the structure was suggested to retain a minor leak.

The meeting was opened to the public. With there being no public comment, the meeting was closed to the public.

Mr. Thomas reviewed the possible conditions of a Board recommendation.

Mr. Churchill made the motion to recommend the project as discussed and agreed to this evening. Motion seconded by Chairwoman Bajc. In a roll call vote, all were in favor.

Mr. Cote, Mayor Lomonaco, and Mr. Evans resumed their position on the Board.

**Master Plan Re-examination Discussion**

Mr. Sterbenz stated that he will provide his proposal prior to the Board's October meeting.

**Vision Committee**

Mayor Lomonaco stated that the Committee will meet on September 30th.

**ADJOURNMENT:**

In a motion made and seconded the meeting adjourned at 8:30 p.m.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/28/21